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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

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KNOW ALL MEN BY THESE PRESENTS, That FIRSTMARK CORP., a corporation organized and existing under the laws of the State of Maine and having a place of business in the City of Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by EDWARD J. CUTTER and SELMA F. CUTTER of Dexter, County of Penobscot and State of Maine, whose mailing address is 141 Liberty Street, Dexter, Maine 04930, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said EDWARD J. CUTTER and SELMA F. CUTTER, in joint tenancy and not as tenants in common, their heirs and assigns forever;

A CERTAIN LOT or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin set on the northerly right of way line of the cul-de-sac section of Stone Ridge Drive at the common front corner of Lots 4 and 5 as shown on a subdivision plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", dated July, 1986 by K & K Land Surveyors, Inc.; thence in a general westerly direction following along the northerly right of way line of said Stone Ridge Drive cul-de-sac along an arc convex to the south a curved distance of 120.00 feet to an iron pin set on said line at the common front corner of Lots 3 and 4 of said plan, said arc has a radius of 75.00 feet and a central angle of 91° 40' 24"; thence N 32° 35' 43" W along the common side line of Lots 3 and 4 a distance of 130.49 feet to an iron pin set on the southeasterly line of land now or formerly of Donald Toulouse at the common rear corner of said lots 3 and 4; thence N 31° 50' 58" E along the southeasterly line of said Toulouse land a distance of 275.00 feet to a granite monument marking a westerly corner of land of the Kennebec Water District; thence S 63° 09' 31" E along a southwesterly line of said District land a distance of 348.24 feet to a granite monument set at a corner of said District land; thence S 25° 48' 54" W along a northwesterly line of said District land a distance of 19.85 feet to a granite monument set at another westerly corner of said District land said monument also marks the common rear corner of Lots 4 and 5 of said plan; thence S 65° 25' 19" W along the common side line of Lots 4 and 5 a distance of 305.25 feet to the iron pin at the point of beginning. Containing 1.77 acres.

Meaning and intending to convey Lot #4 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc., dated July, 1986 and recorded in Kennebec Registry of Deeds File #E-87010.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.

6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.
7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.
8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lot or in any buildings thereon.
9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.
10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

BEING the same premises conveyed to Firstmark Corp., by Warranty Deed from Herbert W. Joseph and Nancy M. Joseph, dated June 18, 1990 and to be recorded in the Kennebec County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **EDWARD J. CUTLER and SELMA F. CUTLER**, their heirs and assigns, to them and their use and behoof forever.

AND IT DOES COVENANT with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said **FIRSTMARK CORP.**, has caused this instrument to be signed and sealed by James F. Vigue, its President thereunto duly authorized on this 18th day of June, 1990.

Signed, Sealed and Delivered
in the presence of

FIRSTMARK CORP.

William P. Dubord

Witness

James F. Vigue Pres.
James F. Vigue, Its President

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

June 18, 1990

Personally appeared the above named JAMES F. VIGUE, President of said FIRSTMARK CORP., as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

William P. Dubord
Notary Public

SEAL

Print Name: William P. Dubord
My Commission Expires: 6-26-94

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 6/26/94

RECEIVED KENNEBEC SS.

1990 JUN 19 AM 9:00

ATTEST: James F. Vigue
REGISTER OF DEEDS